

CHAPTER 4

PLANNED DEVELOPMENT DISTRICT REQUIREMENTS AND PROCEDURES

PLANNED DEVELOPMENT DISTRICT REQUIREMENTS AND PROCEDURES

Section A - Planned Unit Development Requirements and Procedures

Planned Unit Developments are permitted in PUD Districts in accordance with the specifications listed in Chapter 2, and in this Section, as follows:

1. Applicability. The provisions of this Chapter may apply to any lands within the unincorporated area of the Township that are regulated by Township Zoning, which are to be developed in a more flexible manner than permitted by the provisions of Chapter 2 of these Regulations. All requirements of the Clark County Subdivision Regulations shall be complied with.
2. Procedure. Application for a Planned Unit Development constitutes a request to amend the Zoning Map(s). In addition to any other procedures set out in these Regulations, all applications for amendments to the Zoning Map(s) to rezone lands to this District shall follow the procedures set forth below:
 - (a) Application. The owner or owners of lots within the unincorporated area of the Township may request that the Zoning Map(s) be amended to include such tracts in the Planned Unit Development District in accordance with the provisions of these Regulations.
 - (1) The applicant is encouraged to engage in informal consultations with the Rural Zoning Commission and the County Planning Commission prior to formal submission of a Development Plan and request for an amendment to the Zoning Map(s), it being understood that no statement by Officials of the County shall be binding upon the County.
 - (2) Application to amend the Zoning Map(s) pursuant to a request to develop within a Planned Unit Development District shall occur in accordance with the procedures set forth in Chapter 9 of these Regulations.
 - (b) Development Plan. Seven (7) copies of the Development Plan shall be submitted to the Rural Zoning Commission with the application, which plan shall include in the text and map form:
 - (1) The proposed size and location of the Planned Unit Development.
 - (2) The general development character of the tract including property boundaries, the limitations or controls to be placed on residential and related uses, probable lot sizes, density levels, and other development features including landscaping.
 - (3) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.
 - (4) The proposed provisions for water, sanitary sewer, and surface drainage with engineering feasibility studies or other evidence of reasonableness.
 - (5) The proposed pedestrian and vehicular traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.

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- (6) The proposed time schedule for development and probable uses of surrounding areas.
 - (7) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable.
 - (8) The location of school, park, and other community facility sites, if any.
 - (9) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give County Officials definitive guidelines for approval of future phases.
 - (10) The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.
 - (11) Specific statements of divergence from the development standards in Chapters 2 and 7 and the justification therefore.
 - (12) Evidence of the applicant's ability to post a bond if the plan is approved, assuring completion of public service facilities to be constructed within the project by the developer.
- (c) Criteria for Approval. In approving an application for a Planned Unit Development the reviewing authorities shall determine:
- (1) That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of these Zoning Regulations.
 - (2) That the proposed development is in conformity with existing comprehensive and/or land use and development plans, or portions thereof as they may apply.
 - (3) That the proposed development advances the general welfare of the County or Township and the immediate vicinity.
 - (4) That each individual section of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be attained.
 - (5) That the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other Zoning Districts in these Regulations.
 - (6) That the internal streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic.
 - (7) That the property is accessible to publicly controlled and maintained community facilities or that such facilities have been provided for within the development.
 - (8) That any part of the development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved.
 - (9) That the development is served by public water and sewerage systems.

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- (d) Effect of Approval. The Development Plan, as approved in accordance with this Section and the provisions of Chapter 9, shall constitute an amendment to the Zoning Regulations as they apply to the lands included in the approved amendment. The approval shall be for a period of three (3) years to allow the preparation of plats required by the Subdivision Regulations of Clark County, Ohio. Where the land is to be developed in phases, plans for phases subsequent to the first phase shall be submitted in accordance with the timetable in the approved Development Plan. Unless the required plats are properly recorded and work on said development commenced within three (3) years, the approval shall be voided and the land shall automatically revert to the former Zoning District unless an application for a time extension is submitted and approved.
 - (e) Extension of Time or Modification. An extension of the time limit as a modification of the approved Development Plan may be approved by the Board of County Commissioners. Such approval shall be given only upon a finding of the purpose and necessity for such change or extension and evidence of reasonable effort toward the accomplishment of the original Development Plan, and that such extension or modification is not in conflict with the general health, welfare, or safety of the public or development standards of the District. No extension of time shall be granted except on application filed with the County Zoning Inspector not later than ninety (90) days before the expiration of the three (3) year period prescribed above.
 - (f) Plat Required. In the Planned Unit Development District, no use shall be established or changed and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with the Subdivision Regulations of Clark County, Ohio, and these Regulations. The subdivision plat shall be in accord with the approved Development Plan and shall include:
 - (1) Site arrangement, including building setback lines and space to be built upon within the site; water, fire hydrants, sewer, all underground public utility installations, including sanitary sewers, surface drainage, and waste disposal facilities; easements, access points to public rights-of-way, parking areas and pedestrian ways; and land reserved for non-highway service use with indication of the nature of such use.
 - (2) Deed restrictions, covenants, easements, and encumbrances to be used to control the use, development, and maintenance of the land, the improvements thereon, and the activities of occupants, including those applicable to areas within the tract to be developed for non-residential uses.
 - (3) In the event that any public service facilities not to be otherwise guaranteed by a public utility have not been constructed prior to recordation of the plat, the owner of the project shall post a performance bond in favor of the Board of County Commissioners in a satisfactory amount assuring expeditious completion of said facilities within one (1) year after the recording of said plat. In no event, however, shall any Zoning Certificate be issued for any building until such time as the facilities for the phase in which the building is located are completed.
3. Development Standards. In addition to any other provisions of these Regulations, the following standards for arrangement and development of lands and buildings are required in the Planned Unit Development District.

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(a) Intensity of Use. The maximum base density shall be four (4) dwelling units per gross acre of land within the area to be developed, unless the physical boundaries of land or existing developments adjacent on adjoining lands establish an atmosphere inconsistent with the above maximum density of four (4) dwelling units per gross acre. Densities may be increased beyond this upon the recommendation of the Rural Zoning Commission and approval by the Board of Township Trustees if it is determined that any of the following conditions exist:

- (1) If the property is directly adjacent and easily accessible to major thoroughfares.
- (2) If the development contains a minimum of fifteen-thousandths (.015) of an acre per dwelling unit provided as designated common open space. This common open space shall not consist of isolated or fragmented pieces of land which would serve no useful purpose. Included in this common open space may be such uses as pedestrian walkways, parkland, open areas, drainageways, swimming pools, clubhouses, tennis courts, and other lands of essentially open character, exclusive of offstreet parking areas and minimum required yard space. Ownership of this common open space either shall be transferred to a legally established Homeowner's Association or be dedicated to the proper political subdivision with the mutual consent of the owner/developer(s) and the political subdivision. When the land is to be transferred to a legally established Homeowner's Association, plans for the improvement and maintenance of the land must be approved by the Clark County Park Board and suitable deed restrictions made to insure the continuing use and maintenance of the land for open space purposes to the Park Board's satisfaction. Proper legal documents necessary for such transfer or dedication shall be prepared by the owner/developer(s) of the tract of land, and approved by the Clark County Park Board.
- (3) If the property is developed in a high quality of building design and site design, including consideration of:
 - a) Landscaping; streetscape; open spaces and plazas; use of existing landscape; pedestrian way treatment; and recreational areas.
 - b) Siting; visual focal points; use of existing physical features such as topography; view; sun and wind orientation; circulation pattern; physical environment; variation in building setbacks; and building groups (such as clustering).
 - c) Design features; street sections; architectural styles; harmonious use of materials; parking areas broken by landscape features; and varied use of house types.
- (4) If the property is developed to include major community facilities such as churches and schools.

For purposes of development within the Planned Unit Development District the maximum density for development shall be as follows:

<u>Type of Dwelling</u>	<u>Maximum Units on any Single Acre</u>
Single-Family Detached	4
Two-Family and Townhouses	3 ½
Two-Story Apartment Units	3 ½

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(b) Arrangement of Structures. The physical relationships of dwelling units and their minimum yard space shall be determined in accordance with the following:

- (1) Setback. Single-family dwellings shall have a setback from the right-of-way as approved in the Plan of Development for the existing streets and roads. All other structures within the Planned Unit Development District shall have a setback from the right-of-way equal to the rights-of-way of existing roads.
- (2) Side Yards. A single-family detached dwelling shall have a side yard of not less than six (6) feet on each side of the structure, so that in no case shall the distance between the side wall of any detached dwelling and the side wall of any other dwelling be less than twelve (12) feet. For all other structures within the Planned Unit Development District, the side yard shall be not less than one-sixth (1/6) of the sum of the height of the structure and length of the wall most nearly parallel to the side lot line, except as follows:
 - a) In the event that the walls are solid and without windows, said building shall not be closer than fifteen (15) feet to the adjoining structure; and
 - b) In the event said wall has windows, said structure shall be not closer than twenty-five (25) feet to the adjoining structure without regard to lot lines.

In no case shall any building be located closer than fifteen (15) feet to the outside perimeter line of the planned area.

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The requirements for side yards shall apply to the principal structures but shall not be interpreted as prohibiting designs of single-family structures normally referred to as common wall, zero lot line, cluster, patio, or other variations on the same theme.

- (3) Rear Yards. A rear yard of not less than twenty-five (25) feet shall be maintained on all parcels within this District.
- (c) Building Height Limits. No building in this District shall exceed thirty-five (35) feet in height. Barns, silos, grain handling conveyors, church spires, domes, flag poles, elevator shafts, windmills, and other exceptions as provided in Chapter 1 of these Regulations, are exempted from any height regulation and may be erected to any safe height. No aerial shall be permitted to extend more than twenty-five (25) feet over the highest point of the principal residence on the premises.
- (d) Landscaping. All yards, front, side, and rear, shall be landscaped and all organized open spaces or non-residential use areas shall be landscaped. Such landscape plans shall be submitted with the subdivision plat and shall be subject to approval in the same manner required of the subdivision plat.
- (e) Site Development. To the maximum extent possible, all natural drainage courses, vegetation, and contours in excess of six (6) percent shall be maintained in their natural condition.
- (f) Parking. Off-street parking shall be provided at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the standards set forth in Chapter 5.

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- (g) Signs. Except as provided under the provisions of Chapter 6, no signs shall be permitted in this District except a "For Sale" or "For Rent or Lease" sign advertising the tract on which said sign is located. Such sign shall not exceed six (6) square feet in area per side. Signs identifying non-residential uses within the development shall be approved as part of the Development Plan so as to be in harmony with the residential character of the development or neighborhood. The developer of a subdivision or similar area may, upon the condition and for the time period established by the Development Plan, erect one (1) sign not exceeding thirty-two (32) square feet in area per side advertising said subdivision or development.
- (h) The Rural Zoning Commission and/or the Board of County Commissioners may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed; landscaping; development, improvement, and maintenance of common open space; and any other pertinent development characteristics.

Section B - Planned Commercial Development Requirements and Procedures

Planned Commercial Developments are permitted in PCD Districts in accordance with the specifications listed in Chapter 2, and in this Section, as follows:

1. Applicability. The provisions of this Section may apply to any lands within the unincorporated area of the County that are regulated by County Zoning, and which may be used for commercial purposes. All requirements of the Clark County Subdivision Regulations shall be complied with.
2. Procedure. Application for a Planned Commercial Development constitutes a request to amend the Zoning Map(s). In addition to any other procedures set out in these Regulations, all applications for amendments to the Zoning Map(s) to rezone lands to this District shall follow the procedures set forth below:
 - (a) Application. The owner or owners of lots within the unincorporated area of the County may request that the Zoning Map(s) be amended to include such tracts in the Planned Commercial Development District in accordance with the provisions of these Regulations.
 - (1) The applicant is encouraged to engage in informal consultations with the Rural Zoning Commission and the County Planning Commission prior to formal submission of a Development Plan and request for an amendment to the Zoning Map(s), it being understood that no statement by Officials of the County shall be binding upon the County.
 - (2) Application to amend the Zoning Map(s) pursuant to a request to develop within a Planned Commercial Development District shall occur in accordance with the procedures set forth in Chapter 9.
 - (b) Development Plan. Seven (7) copies of the Development Plan shall be submitted to the Rural Zoning Commission with the application, which plan shall include in the text and map form:
 - (1) The proposed size and location of the Planned Commercial Development.

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- (2) The general development character of the tract, including property boundaries, the limitations or controls to be placed on commercial and related uses, probable lot sizes, and other development features including landscaping.
- (3) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.
- (4) The proposed provisions for water, fire hydrants, sanitary sewer, and surface drainage with engineering feasibility studies or other evidence of reasonableness.
- (5) The proposed pedestrian and vehicular traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically and otherwise.
- (6) The proposed time schedule for development and probable uses of surrounding areas.
- (7) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable
- (8) The location of school, park, and other community facility sites, if any.
- (9) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five (5) acres or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give County Officials definitive guidelines for approval of future phases.
- (10) The ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan.
- (11) Specific statements of divergence from the development standards in Chapters 2 and 7 and the justification therefore.
- (12) Evidence of the applicant's ability to post a bond if the plan is approved, assuring completion of public service facilities to be constructed within the project by the developer.

(c) Criteria for Approval. In approving an application for a Planned Commercial Development the reviewing authorities shall determine:

- (1) That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of these Zoning Regulations.
- (2) That the proposed development is in conformity with existing comprehensive and/or land use and development plans, or portions thereof as they may apply.
- (3) That the proposed development advances the general welfare of the County or Township and the immediate vicinity.
- (4) That each individual section of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be attained.

- (5) That the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other Zoning Districts in these Regulations.
 - (6) That the internal streets and accessways proposed are suitable and adequate to carry anticipated traffic.
 - (7) That any part of the development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved.
 - (8) That development shall have adequate provisions for water supply and sewage disposal, as approved by the Clark County Health Department.
- (d) Effect of Approval. The Development Plan, as approved in accordance with this Section and the provisions of Chapter 9, shall constitute an amendment to the Zoning Regulations as they apply to the lands included in the approved amendment. The approval shall be for a period of three (3) years to allow the preparation of plats required by the Subdivision Regulations of Clark County, Ohio. Where the land is to be developed in phases, plans for phases subsequent to the first phase shall be submitted in accordance with the timetable in the approved Development Plan. Unless the required plats are properly recorded and work on said development commenced within three (3) years, the approval shall be voided and the land shall automatically revert to the former underlying Zoning District unless an application for a time extension is submitted and approved.
- (e) Extension of Time or Modification. An extension of the time limit as a modification of the approved Development Plan may be approved by the Board of Township Trustees. Such approval shall be given only upon a finding of the purpose and necessity for such change or extension and evidence of reasonable effort toward the accomplishment of the original Development Plan, and that such extension or modification is not in conflict with the general health, welfare, or safety of the public or development standards of the District. No extension of time shall be granted except on application filed with the County Zoning Inspector not later than ninety (90) days before the expiration of the three (3) year period prescribed above.
- (f) Plat Required. In the Planned Commercial Development District, no use shall be established or changed and no structure shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with the Subdivision Regulations of Clark County, Ohio, and these Regulations. The subdivision plat shall be in accord with the approved Development Plan and shall include:
- (1) Site arrangement, including building setback lines and space to be built upon within the site; water, fire hydrants, sewer, all underground public utility installations, including sanitary sewers, surface drainage, and waste disposal facilities; easements, access points to public rights-of-way, parking areas and pedestrian ways; and land reserved for non-highway service use with indication of the nature of such use.
 - (2) Deed restrictions, covenants, easements, and encumbrances to be used to control the use, development, and maintenance of the land, the improvements thereon, and the activities of occupants, including those applicable to areas within the tract to be developed for residential uses.

- (3) In the event that any public service facilities not to be otherwise guaranteed by a public utility have not been constructed prior to recordation of the plat, the owner of the project shall post a performance bond in favor of the Board of County Commissioners and the Clark County Sanitary Engineer in a satisfactory amount assuring expeditious completion of said facilities within one (1) year after the recording of said plat. In no event, however, shall any Zoning Certificate be issued for any building until such time as the facilities for the phase in which the building is located are completed.
3. Development Standards. In addition to any other provisions of these Regulations, the following standards for arrangement and development of land and buildings are required in the Planned Commercial Development District.
- (a) Screening. A use allowed in this District shall entirely enclose its operation within a structure or behind screening. Open storage, service areas, and loading docks shall be screened by walls, fences, or shrubbery at least six (6) feet but not more than twelve (12) feet in height. These walls, fences, or shrubbery shall be of a design so as to effectively screen such storage, production or service areas, and loading facilities from adjoining streets or other Zoning Districts. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat manner.
- (b) Lot Width and Size. No minimum lot width or size shall be required in this District, however, all lands shall be accessible by means of a duly dedicated public roadway constructed in accordance with the specifications prescribed by the Clark County Engineer or the Subdivision Regulations of Clark County. All parcels shall be adequate in size to provide the yard space, landscaping, and off- street parking as herein required.
- (c) Building Setback. No building, service area, or storage area shall be constructed closer than fifty (50) feet to the existing or proposed right-of-way line of any public road.
- (d) Side Yard. For main and accessory structures, including open storage, processing, servicing, or loading areas, the side yard shall be equal to one-third (1/3) of the sum of the height and depth of the structure, but in no case shall side yards adjacent to Residential Districts be less than one hundred (100) feet.
- (e) Rear Yard. For main and accessory structures, including open storage, processing, servicing, or loading areas, the rear yard shall be equal to one-third (1/3) of the sum of the height and width of the structure, but in no case shall rear yards adjacent to Residential Districts be less than one hundred (100) feet.
- (f) Building Height. No building within this District shall exceed three (3) stories or forty-five (45) feet in height.
- (g) Landscaping. All yards, front, rear, and side, shall be landscaped. Such landscape plan shall be submitted with the subdivision plat and shall be subject to approval in the same manner required of the subdivision plat. All landscaping used for screening purposes shall be non-deciduous.
- (h) Signs. Signs identifying uses within this District shall be constructed and placed in conformity with the provisions of Chapter 6 of these Regulations and shall be approved as part of the Development Plan.

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- (i) Parking. Off-street parking shall be provided at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the standards set forth in Chapter 5 of these Regulations.
- (j) Lighting. No area lighting or lighting of building or storage areas shall be permitted which causes unreasonable illumination of adjacent properties.
- (k) Freight Loading Areas. No on-street loading or unloading shall be permitted within a Planned Commercial Development District. All off-street loading and unloading shall be provided for and developed according to the standards set forth in Chapter 5 of these Regulations.
- (l) The Township Zoning Commission and/or the Board of Township Trustees may impose special additional conditions relating to the development with regard to type and extent of public improvements to be installed; landscaping; development, improvement, and maintenance of common open space; and any other pertinent development characteristics.

Section C - Residential Mobile Home Park Development Requirements and Procedures

Mobile home parks are permitted in the R-MHP Residential Mobile Home Park District in accordance with the specifications listed in Chapter 2, and subject to the following conditions:

1. General Provisions

- (a) No one may apply for a Zoning Certificate for a mobile home park without first obtaining approval from the Ohio Environmental Protection Agency and/or the Clark County Health Department.
- (b) Any existing mobile home not located within a mobile home park or within an A-I District shall be a Non-conforming Use. Such mobile home is privileged to remain at its present location, but may not be moved to a location other than an A-I District except by meeting the requirements for mobile home parks stated herein.
- (c) Any mobile home in a mobile home park must be permanently affixed to the ground. It shall be unlawful to occupy or sleep in any mobile home unless it meets the requirements of this Section.
- (d) No mobile home shall be used for any purpose other than single-family residential.
- (e) No existing mobile home park may be expanded without making application for a Zoning Certificate and meeting the requirements of this Section.
- (f) Nothing in the provisions of these Regulations shall prohibit the replacement of a mobile home at its same location.

2. Requirements and Filing Procedure for Mobile Home Parks. The owner/developer(s) shall file a Mobile Home Park Development Plan for the proposed mobile home park with the Township Zoning Commission. The Mobile Home Park Development Plan shall include the following information:

- (a) The proposed location, site size, total number of mobile home sites to be developed, and the production schedule for the development.

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- (b) Proposed location, size, and use of the non-residential portions of the tract, including usable open space, parklands, playgrounds, and other areas and spaces, including their suggested ownership.
- (c) Proposed provisions for water, sanitary sewer, surface drainage, and fire protection facilities, including engineering feasibility studies or other pertinent information.
- (d) Proposed traffic circulation pattern, including location of public and private streets, walks, and other accessways, showing their relationship to existing streets and topographic features.
- (e) Names and addresses of the owners of all properties adjoining any part of the tract proposed for development approval.
- (f) Deed restrictions, covenants, easements, and encumbrances to be used to control the use, development, and/or maintenance of the zoning tract.

3. Design Standards

- (a) The tract of land to be developed as a mobile home park shall contain a minimum of five (5) acres, said tract being served by public water and sewerage systems or approved off-site water and sanitary sewer systems.
- (b) Before a mobile home park may be occupied, it shall be a condition that at least thirty (30) percent of the mobile home lots be completed and ready for occupancy, which completion shall include, but not be limited to, the installation of all roadways and drives, sidewalks, lighting, public utilities, and service and management buildings serving the sites to be occupied. Before any site may be occupied, all facilities required for serving the site with emergency vehicles shall be completed.
- (c) Each mobile home dwelling, including accessory buildings, garages, and porches, shall not cover more than forty (40) percent of the area of the mobile home space or lot on which it is placed.
- (d) Every mobile home placed on a mobile home space or lot shall front upon an interior drive within the mobile home park.
- (e) No mobile home in a mobile home park shall front upon or be located within seventy-five (75) feet of any public right-of-way.

4. Streets, Sidewalks, and Parking

- (a) Every mobile home park shall provide a main entrance drive not less than thirty-six (36) feet wide. All other drives shall be of a width and design necessary for the use required as determined by the Clark County Engineer, except that no drive shall have a usable travel width less than twenty-four (24) feet with an inside radius on all curves of not less than forty (40) feet.
- (b) All drives shall be protected at the edges by curbs, gutters, or other suitable edging as necessary to provide for the stabilization of the pavement and adequate drainage.
- (c) All mobile home spaces or lots shall abut a driveway.

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- (d) Every mobile home park shall contain continuous sidewalks not less than three (3) feet wide along all internal drives used on site frontage.
- (e) Within the boundary of each mobile home space or lot there shall be at least two (2) paved parking spaces not closer than three (3) feet to the mobile home dwelling, nor closer than ten (10) feet from any mobile home dwelling on an adjoining space or lot. Said parking spaces shall be not less than nine (9) feet wide and twenty (20) feet long when measured rectangularly.

5. Utility Requirements

- (a) Water. Every mobile home park shall be served by an approved off- site water system.
- (b) Fire Protection. For fire protection purposes, there shall be domestic water under adequate pressure in standard fire hydrants approved by the Clark County Engineer, which hydrants shall be located within five hundred (500) feet of every mobile home space or lot within the mobile home park.
- (c) Sanitary Sewers. Every mobile home park shall be connected to an approved off-site sanitary sewerage system.
- (d) Storm Drainage. Adequate storm drainage for each mobile home lot shall be provided.
- (e) Heating Fuel Supply. Fuel systems shall be installed and maintained in accordance with applicable state and local codes and regulations. All fuel storage containers, barrels, tanks, or cylinders and piping to the mobile homes shall be securely fastened in place and protected against physical damage.
- (f) Natural Gas System. When natural gas piping systems are used, they shall be installed underground in accordance with applicable codes and regulations and public utility standards. Each mobile home space or lot provide with piped natural gas shall have an approved manual shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved method to prevent accidental discharge of gas when the outlet is not in use.

6. Mobile Home Stand and Skirts

- (a) Each mobile home dwelling shall be placed on and have its four corners supported by and anchored to a concrete foundation designed to carry the load placed thereon. Rigid skirts designed to screen and seal the space between the mobile home and its concrete foundation shall be installed within sixty (60) days from the time that the mobile home is placed on the space or lot.

7. Communal Facilities. In all mobile home parks, the following facilities shall be provided and available to residents:

- (a) Management and maintenance offices including storage facilities for grounds-keeping equipment.
- (b) Laundry and drying facilities in a permanent structure which shall be in a convenient, accessible location, and which shall also provide laundry trays and sinks.

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- (c) A safe, usable, conveniently located recreation area or areas shall be located in each mobile home park, and shall comprise an area equal to one fifteen-thousandth (.015) of an acre for each mobile home proposed to be located within such development.
- (d) No communal facility in a mobile home park shall front upon or be located within seventy-five (75) feet of any public right-of-way.

8. Peripheral Buffer

- (a) No mobile home in a mobile home park shall be located within forty (40) feet of any other Zoning District. All mobile home park tracts which are adjacent to a Residential Zoning District shall provide a twenty (20) foot wide planting strip which extends along all outside boundaries contiguous to the Residential District. The strips shall be planted with trees and shrubs that will provide a dense screen at all times, and shall be maintained in good condition by the owner.

9. Vehicular Entrances and Exits

- (a) No vehicular entrance to or exit from any mobile home park, wherever such park may be located, shall be within two hundred (200) feet along streets from any school, public playground, church, hospital, library, or institution for dependents or for children.

10. Conditions of Approval

- (a) The basis for the approval of a Mobile Home Park Development application shall be:
 - (1) That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of these Regulations.
 - (2) That the proposed development is in conformity with existing County and Township development plans.
 - (3) That the proposed development advances the general welfare of the County or Township and the immediate vicinity.
 - (4) That the design character and improved site arrangement justify the location and size proposed in the development.
 - (5) That the water and sewerage facilities to serve the proposed development have been approved by the Clark County Sanitary Engineer, the Ohio Environmental Protection Agency, and/or the Clark County Health Department.
- (b) The approval shall be for a period of one (1) year to allow construction to be substantially started in accordance with the Mobile Home Park Development Plan, with evidence that construction will be completed within a reasonable length of time. Unless construction, as described, is initiated within the one (1) year time limit, the approval shall be voided and the land shall automatically revert to the former underlying Zoning District, except when an application for a time extension has been submitted and approved by the Board of Township Trustees.
- (c) The Township Zoning Commission and/or the Board of Township Trustees may impose any additional development standards and/or controls, including the posting of a performance bond, deemed necessary to ensure development in conformance with the intent and requirements of this Section.

Section A (continued)

- (e) Screening. All off-street parking areas for more than five (5) vehicles shall be effectively screened on each side which adjoins or faces premises situated in any Residential District or institutional premises, with the exception of along the front lot line or along the street side lot line, by a masonry wall or a solid fence of acceptable design. Such wall or fence shall not be less than four (4) feet nor more than six (6) feet in height, and shall be maintained in good condition without any advertising. The space between such wall or fence and the lot line of the adjoining premises in any Residential District shall be landscaped with grass, hardy shrubs, or evergreen ground cover, and maintained in good condition. In lieu of such wall or fence, a strip of land not less than fifteen (15) feet in width and planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height may be substituted and this shall be maintained in good condition.
- (f) Minimum Distances of Setback. No part of any parking area for more than five (5) vehicles shall be closer than ten (10) feet to any dwelling, school, hospital, or other institution for human care located on an adjoining lot, unless screened by an unpierced masonry wall of acceptable design. The wall shall be set back from each street, the same as if it were a building wall, so as to observe the front yard and side yard and the street side yard requirements of these Regulations. In no case shall any part of the parking area be closer than ten (10) feet to any established street or alley right-of-way, or any right-of-way designated on the Official Thoroughfare Plan of Clark County. With exception of points of ingress and egress, as approved by the appropriate local, state, or federal agencies, this setback shall be in the form of a landscaped buffer upon which no permanent structure shall be located.
- (g) Lighting. Any lighting used to illuminate any off-street parking shall be so arranged as to deflect the glare away from adjoining premises in any Residential District and from traffic on adjacent thoroughfares.
- (h) Computation of Required Off-Street Parking Spaces. In computing the number of required spaces, the following rules shall govern:
 - (1) A floor area shall mean the gross floor area used or intended to be used, and shall not include areas used principally for storage or offices incidental to the management or maintenance of stores.
 - (2) In hospital, bassinets shall not be counted as beds.
 - (3) In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities under these Regulations.
 - (4) In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as may be allowed as a Conditional Use, or as provided in part (d), (3) of this Section.
 - (5) Where fractional spaces result, the parking spaces required shall be construed to the nearest whole number.

Section A (continued)

- (i) Off-Street Parking Spaces Required for New Construction, Enlargement, Change in Occupancy. Whenever a building or use constructed or established after the enactment date of these Regulations is changed or enlarged in the floor area, the number of employees, number of dwelling units, seating capacity, or otherwise to create a need for a cumulative increase of ten (10) percent or more of the number of parking spaces that existed at the time of enactment of these Regulations, such spaces shall be provided on the basis of the enlargement or change. In case a change in the floor area, number of employees, number of dwelling units, seating capacity, or other unit of measurement creates a need for an increase of less than five (5) off-street parking spaces, none shall be required. When a building or use existing prior to the enactment date of these Regulations is enlarged to the extent of fifty (50) percent or more in the floor area or in the used, said building or use shall then and thereafter comply with the entire parking requirements.
- (j) Off-Street Parking Spaces Required for Uses Not Listed. Off-street parking requirements for any use not specified in these Regulations shall be the same as that specified for a similar Permitted Use, as determined by the Board of Zoning Appeals.
- (k) Modification of Off-Street Parking Requirements. The Board of Zoning Appeals may authorize a modification, reduction, or waiver of the following off-street parking requirements if it should find that in the particular case appealed, the peculiar nature of the residential, business, industrial, or other use, or the exceptional shape or size of the real estate or other exceptional situation or condition would justify such modification, reduction, or waiver.

Section B - Specific Off-Street Parking Requirements

Off-Street parking shall be provided in accordance with the schedule outlined below.

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| 1. Assembly Halls and Dance Halls with temporary seats | - 1 space for every 100 square feet of floor space used for assembly or dancing. |
| 2. Assembly Halls, Theaters, Auditoriums, and Sports Arenas with fixed seats except for Schools | - 1 space for every 3 seats |
| 3. Automotive Service Stations and/or Repair Garages | - 2 spaces for each service stall PLUS
1 space for each employee on the largest shift. |
| 4. Banks and Financial Institutions, Business and Professional Offices except Medical and Dental Offices or Clinics | - 1 space for every 250 square feet of office space, but not less than 2 spaces per office. |
| 5. Bowling Alleys | - 5 spaces per bowling lane plus the required spaces as set forth in this Section for affiliated uses such as restaurants, bars, and the like. |
| 6. Churches and other similar places of worship or public assembly | - 1 space for every 8 seats in a main auditorium, OR
1 space for every 6 seats in churches and other places of worship. |
| 7. Day-care Centers and Nurseries | - 1 space for each employee
1 space for each 10 children. [eff: 3-29-90] |